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Enquiries To Sophie Osborne

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Date 20 October 2023

My reference 051298

Your reference APP/23/00779

Email havantdc@hants.gov.uk

Dear Ms Pickup,

Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant is proposing to demolish and replace the existing dwelling. The proposals include relocation of the existing access further north. Drawing 387-OBA-00-ZZ-DR-A-0101-P11 shows the proposed relocated access supported by pedestrian intervisibility splays. The splays shown are drawn in accordance with HCC TG3 and are therefore agreed. Vehicular visibility splays should also be provided for consideration in accordance with HCC TG3. Further information can be found at the following link: [TG3 - Stopping Sight Distances and Visibility Splays \(hants.gov.uk\)](http://hants.gov.uk/TG3-StoppingSightDistancesandVisibilitySplays)

The full length of the proposed dropped kerb should be confirmed. The full length should be no greater than 10.0m to be undertaken via a S171/184 license, otherwise it is likely a minor S278 agreement will be required to undertake these works on the highway.

The applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](http://hants.gov.uk/Applyforavehicularaccess). It is important to note that

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if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook